

Town of Westford Zoning Board of Appeals

Town Hall, 55 Main Street Westford, Massachusetts 01886 (978) 692-5524 · Fax: (978) 399-2732

MEETING AGENDA
Wednesday, February 15, 2023
7:00 PM Meeting
Town Hall, Meeting Room 201

55 Main Street, Westford, MA 01886

RECEIVED

FEB **9** 2023

YOWN CLERK WESTFORD

Open Forum

Review of Draft Minutes January 18, 2023

Public Hearing Items

1. BOA 2223 VAR - 73 Brookside Road

Public hearing to consider the application of **Coneco Engineers & Scientists** for a **Variance** from **Section 3.1.1** of the Town of Westford Zoning Bylaw to allow for **more than one principal use on a lot (Restaurant and Business/Professional Office)** and a **Variance** from **Section 5.1.6.3** to allow for a **parking lot with a side yard setback of 0.7' and front yard setback of 7.5', whereas 15' is required** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **73 Brookside Road** in the Business (B) and Industrial A (IA) Zoning Districts and is identified as Assessor's Map 043 Parcel 0030 Lot 0000.

Continued from: November 16, 2022

January 18, 2023 (No discussion)

The Applicant has requested to continue without discussion to the March 15, 2023 meeting

2. BOA 2224 VAR - 34 Groton Road

Public hearing to consider the application of **Attorney Douglas Deschenes** for a **Variance** from **Section 10.2** and **Appendix A** of the Town of Westford Zoning Bylaw to allow for **the existing garage to remain as a principal structure, and to allow for the principal use of storing six (6) commercial vehicles in the Residence A zoning district** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **34 Groton Road (formerly 6 Millstone Hill Road)** in the Residence A (RA) Zoning District and is identified as Assessor's Map 034 Parcel 0008 Lots 0000 and 0001.

Continued from: November 16, 2022 (No discussion)

January 18, 2023

3. BOA 2301 VAR - 270 Littleton Road, Unit 31

Public hearing to consider the application of **Edivaneia C. Kwon** for a **Variance** from **Appendix A** of the Westford Zoning Bylaw to allow for **Massage use** at Aroma Spa & Laser Center (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **270 Littleton Road, Unit 31** in the Commercial Highway (CH) Zoning District and is identified as Assessor Map 011 Parcel 0046 Lot 0000.

Delayed opening from: January 18, 2023

4. BOA 2303 SP - 6 Craig Circle

Public hearing to consider an application of **Michael Dzineku** for a **Special Permit** pursuant to **Section 3.6.6** of the Town of Westford Zoning Bylaw to allow for **alteration of a non-conforming**

residential structure via the addition of a front entry that results in the front yard setback going from 47' to 44.9', whereas 50' is required (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at 6 Craig Circle in the Residence A (RA) Zoning District and is identified as Assessor Map 018 Parcel 0032 Lot 0000.

5. BOA 2304 SP - 7 Lyberty Way

Public hearing to consider an application of **Ryan Development LLC** for a **Special Permit** pursuant to **Section 3.6.2** of the Town of Westford Zoning Bylaw to allow for **expansion of a non-conforming use (converting a 4,000-SF area to indoor commercial recreation use)** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **3, 5, and 7 Lyberty Way** in the Industrial Highway (IH) Zoning District and is identified as Assessor Map 017 Parcel 0078 Lot 0000.

6. BOA 2305 SP ADU - 16 Lowell Road

Public hearing to consider an application of **Aaron**, **Julia**, **and Dora Mae Jeffers** for a **Special Permit** pursuant to **Section 3.3.2** of the Town of Westford Zoning Bylaw for **after-the-fact approval of a 794-SF Accessory Dwelling Unit** (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is located at **16 Lowell Road** in the Residence A (RA) Zoning District and is identified as Assessor Map 032 Parcel 0009 Lot 0001.

General Business Items

A. Discussion to take positions on Annual Town Meeting Articles or take any other actions related thereto

Correspondence, Reports and Updates

If you are unable to attend the meeting, please submit written comments to Jeffrey Morrissette, Director of Land Use Management, jmorrissette@westfordma.gov, by 4:00 pm on February 15, 2023.

Please be advised this open meeting may be broadcast live via WCAT and recorded for playback online, video-on-demand viewing at https://cloud.castus.tv/vod/westfordcat/?page=HOME. Attendees are reminded that by attending this meeting, you consent to your likeness and audio being used and rebroadcast by WCAT.

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact the Town Manager's Office at 978-692-5501 extension 1 or email to tmaa@westfordma.gov.